



PRICED OUT

A Regional Report

Assemblymember Roger Dickinson

The Housing Situation in the 7th Assembly District

More and more people in California find themselves priced out of the current housing market. Foreclosures have forced more people into the rental market, pushing up rents across the state.



People who are key to the local economy cannot even afford to *rent* a home. To afford a two-bedroom apartment, a family needs an annual income of \$39,680 in Yolo County and \$40,840 in Sacramento County — significantly more than security guards, bank tellers, and preschool teachers earn.

Homeownership is even further out of reach. As of October 2012, median home prices were still high in district areas like West Sacramento (\$226,500) and Antelope (\$185,000). Even with home prices dropping, a home buyer in the district must earn, on average, more than \$44,755 a year to afford a median-priced home (\$211,125) — assuming a near-perfect credit score, sufficient savings for a down-payment and zero monthly debt (e.g. car payments, student loans, credit cards).

In Sacramento County alone:

Affordable Homes Needed: 129,925
Affordable Homes Available: 127,420
 Shortage: **2,505**



Some of the residents in your district who would benefit from more affordable homes include:

VERY-LOW-INCOME EARNERS*

Cashiers	\$ 24,089
Security Guards	\$ 26,321
Physical Therapy Aides	\$ 26,759
Bank Tellers	\$ 27,440
Preschool Teachers	\$ 29,253

*below 50% of median income for a family of four

LOW-INCOME EARNERS**

Construction Workers	\$ 39,504
Medical Secretaries	\$ 39,645
EMTs and Paramedics	\$ 39,958
Pharmacy Technicians	\$ 40,342
Bookkeepers	\$ 41,799

**below 80% of median income for a family of four

A range of homes affordable to all affects many of the issues that you care about.

Foster Youth

Home affordability is also an issue for foster youth. The outcome for too many teens as they leave foster care is grim. Within one year to 18 months of leaving foster care:

- 30% will be homeless.
- 40% will suffer serious physical victimization, including sexual assault.
- 33% will be forced to rely on public assistance.

As of July 2012, there were more than 2,700 children in Sacramento and Yolo County's foster care systems. These especially at-risk youth need to be able to find a safe, affordable home, preferably one that provides ongoing support and resources, so that they can work on building a healthy and successful life for themselves. Foster youth who receive services are less likely to go to jail or prison, and more likely to finish high school. Expansion of programs such as Transitional Housing Placement (THP) Plus is needed to help provide the transition.

Environment

Affordable homes contribute to California's efforts to protect the environment. To reduce construction costs and rents, affordable homebuilders build more compactly, using land, water, and energy resources more efficiently. Most affordable-home developments are in locations closer to jobs and daily needs, increasing options for walking and public transit use, and reducing vehicle travel, greenhouse gas emissions, and development pressure on agricultural land and open space.

Children and Education

Despite foreclosures and home price declines, finding an affordable home is an ongoing challenge for working families in the 7th District. Families with low incomes move 50 to 100% more frequently in search of a home they can afford, so children must move from school to school. Increasing options for families to afford a safe and stable home for their children will result in better outcomes for children. They will benefit from:

- Less exposure to violence.
- Increased school attendance.
- Reduced stress, illness, and mental-health problems.
- Having a safe place to play, do homework, and share family time.

Local schools will also benefit from increased family stability. Teachers can better plan for staffing and resources, and both teachers and classmates will experience fewer disruptions so they can focus on student achievement.

The 2011 Sacramento Homeless Count found 2,358 homeless people in the area. 25% of those surveyed were families with children.